

Kristin Zilberstein, Esq. (SBN 200041)  
Jennifer R. Bergh, Esq. (SBN 305219)  
LAW OFFICES OF MICHELLE GHIDOTTI  
1920 Old Tustin Ave.  
Santa Ana, CA 92705  
Tel: (949) 427-2010  
Fax: (949) 427-2732  
kzilberstein@ghidottilaw.com

Attorney for Movant  
Aran Investments Inc.,  
Its successors and assigns

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA- SAN FERNANDO VALLEY DIVISION

In Re:	)	CASE NO.: 1:18-bk-11359-MB
	)	
LARISSA KIRAKOSIAN	)	CHAPTER 13
	)	
Debtor.	)	<b>DECLARATION OF JENNIFER R.</b>
	)	<b>BERGH IN SUPPORT OF RELIEF</b>
	)	<b>FROM THE AUTOMATIC STAY;</b>
	)	<b>OR FOR ORDER CONFIRMING</b>
	)	<b>THAT THE AUTOMATIC STAY</b>
	)	<b>DOES NOT APPLY</b>
	)	DATE: July 18, 2018
	)	TIME: 10:00 a.m.
	)	CTRM: 303
	)	Location: U.S Bankruptcy court
	)	21041 Burbank Blvd.
	)	Woodland Hills, CA 91367
	)	
	)	Honorable Martin R. Barash

I, Jennifer R. Bergh, hereby declare as follows:

1. I am employed by The Law Offices of Michelle Ghidotti (“**LOMG**”) counsel of record for Aran Investments Inc., (“**Movant**”) as an Attorney in the Bankruptcy Department. I

1 have personal knowledge of the matters set forth in this declaration and, if called upon to testify,  
2 I could and would competently testify hereto. I am over 18 years of age.

3 2. On June 25, 2018, I reviewed the Notary completed by Vardan Grigoryan in  
4 connection to a Deed of Trust and Assignment of Rents, dated November 1, 2017, and recorded  
5 on June 14, 2018 (the “**Deed**”).

6 3. On June 25, 2018, I looked up Vardan Grigoryan on the California Secretary of  
7 State website and found that Vardan Grigoryan was not an active Notary.

8 4. I asked Andrea Edmiston, our Accounting Manager and Notary to review the  
9 status of Vardan Grigoryan further.

10 5. On June 25, 2018, she called the California Secretary of State, and spoke to a  
11 woman named Lisa. Lisa informed her that Vardan Grigoryan’s notary commission was  
12 revoked on May 15, 2016.

13 6. Lisa confirmed that Vardan Grigoryan’s notary commission was not active or  
14 valid on June 14, 2018.

15 7. On June 25, 2018, I emailed Yvonne Estrada, Title Assistant at Servicelink. I  
16 sent her a copy of the Deed with the recording stamp and asked her if the Deed was recorded in  
17 the County Records.

18 8. On June 26, 2018 she replied by that the plant date for LA County was June 14,  
19 2018 and the Deed was recorded on June 20, 2018. Therefore she explained that the Deed  
20 would not be available to her database for a few more days. *See Exhibit “1”* attached hereto.

21 9. Yvonne Estrada and I exchanged emails on June 29, 2018 and July 2, 2018  
22 regarding the recording of the Deed. The plant date in LA County did not reach June 20, 2018  
23 until July 3, 2018. *See Exhibit “2”* attached hereto.



# EXHIBIT “1”

## Jennifer Bergh

---

**From:** Estrada, Yvonne <Yvonne.Estrada@svclnk.com>  
**Sent:** Tuesday, June 26, 2018 10:25 AM  
**To:** Jennifer Bergh; Ortega, Vangie  
**Cc:** Kristin Zilberstein  
**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010)  
Kirakosian, Larisa. LNX9380. CONV. TS 17-0321-11. 17966 Valley Vista

Good morning Jennifer,  
The plant date for LA county is 6/14/18 and document was filed 6/20/18.  
Because the plant date is at 6/14/18, the document didn't show of record, if it was recorded.

*Thank you,*

Yvonne Estrada  
Title Assistant, TSG Department  
O: 714.508.3496 | M: 800.323.0165 | E: [Yvonne.estrada@svclnk.com](mailto:Yvonne.estrada@svclnk.com)  
A: 3220 El Camino Real | Irvine, CA 92602 | Svclnk.com



---

**From:** Jennifer Bergh [mailto:[jbergh@ghidottilaw.com](mailto:jbergh@ghidottilaw.com)]  
**Sent:** Monday, June 25, 2018 2:44 PM  
**To:** Ortega, Vangie <[Vangie.Ortega@svclnk.com](mailto:Vangie.Ortega@svclnk.com)>; Estrada, Yvonne <Yvonne.Estrada@svclnk.com>  
**Cc:** Kristin Zilberstein <[kzilberstein@ghidottilaw.com](mailto:kzilberstein@ghidottilaw.com)>  
**Subject:** FW: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNX9380.  
CONV. TS 17-0321-11. 17966 Valley Vista

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Hi Vangie and Yvonne,

Can you please tell us if this document was actually recorded as it says it was?

Thank you,

Jennifer R. Bergh, Esq.  
600 E John Carpenter Fwy., Ste. 200  
Irving, TX 75062  
Tel: (949) 427-2010  
Fax: (949) 427-2732  
Email: [jbergh@ghidottilaw.com](mailto:jbergh@ghidottilaw.com)  
[www.ghidottilaw.com](http://www.ghidottilaw.com)



# EXHIBIT “2”

## Jennifer Bergh

---

**From:** Estrada, Yvonne <Yvonne.Estrada@svclnk.com>  
**Sent:** Friday, June 29, 2018 1:37 PM  
**To:** Jennifer Bergh  
**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010)  
Kirakosian, Larisa. LNX9380. CONV. TS 17-0321-11. 17966 Valley Vista

Hi Jennifer, just wanted to update you. I ran another search and the plant date is at 6/18/18.  
I will try again on Monday.

*Thank you,*

Yvonne Estrada  
Title Assistant, TSG Department  
O: 714.508.3496 | M: 800.323.0165 | E: [Yvonne.estrada@svclnk.com](mailto:Yvonne.estrada@svclnk.com)  
A: 3220 El Camino Real | Irvine, CA 92602 | SvcInk.com



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**From:** Jennifer Bergh [mailto:[jbergh@ghidottilaw.com](mailto:jbergh@ghidottilaw.com)]  
**Sent:** Tuesday, June 26, 2018 8:31 AM  
**To:** Estrada, Yvonne <Yvonne.Estrada@svclnk.com>; Ortega, Vangie <Vangie.Ortega@svclnk.com>  
**Cc:** Kristin Zilberstein <[kzilberstein@ghidottilaw.com](mailto:kzilberstein@ghidottilaw.com)>  
**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNX9380.  
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Ok thank you! please do!

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(Member State Bars of CA, NV, and TX)

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**Sent:** Tuesday, June 26, 2018 10:29 AM  
**To:** Jennifer Bergh <[jbergh@ghidottilaw.com](mailto:jbergh@ghidottilaw.com)>; Ortega, Vangie <[Vangie.Ortega@svclnk.com](mailto:Vangie.Ortega@svclnk.com)>  
**Cc:** Kristin Zilberstein <[kzilberstein@ghidottilaw.com](mailto:kzilberstein@ghidottilaw.com)>  
**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNX9380.  
CONV. TS 17-0321-11. 17966 Valley Vista

Hi, I can try again at the end of the week.

*Thank you,*

Yvonne Estrada  
Title Assistant, TSG Department  
O: 714.508.3496 | M: 800.323.0165 | E: [Yvonne.estrada@svclnk.com](mailto:Yvonne.estrada@svclnk.com)  
A: 3220 El Camino Real | Irvine, CA 92602 | [Svclnk.com](http://Svclnk.com)



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**Cc:** Kristin Zilberstein <[kzilberstein@ghidottilaw.com](mailto:kzilberstein@ghidottilaw.com)>  
**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNX9380.  
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Thank you,

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Irving, TX 75062  
Tel: (949) 427-2010  
Fax: (949) 427-2732  
Email: [jbergh@ghidottilaw.com](mailto:jbergh@ghidottilaw.com)  
[www.ghidottilaw.com](http://www.ghidottilaw.com)



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(Member State Bars of CA, NV, and TX)

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**From:** Estrada, Yvonne [<mailto:Yvonne.Estrada@svclnk.com>]

**Sent:** Tuesday, June 26, 2018 10:25 AM

**To:** Jennifer Bergh <[jbergh@ghidottlaw.com](mailto:jbergh@ghidottlaw.com)>; Ortega, Vangie <[Vangie.Ortega@svclnk.com](mailto:Vangie.Ortega@svclnk.com)>

**Cc:** Kristin Zilberstein <[kzilberstein@ghidottlaw.com](mailto:kzilberstein@ghidottlaw.com)>

**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LN9380. CONV. TS 17-0321-11. 17966 Valley Vista

Good morning Jennifer,

The plant date for LA county is 6/14/18 and document was filed 6/20/18.

Because the plant date is at 6/14/18, the document didn't show of record, if it was recorded.

*Thank you,*

Yvonne Estrada

Title Assistant, TSG Department

O: 714.508.3496 | M: 800.323.0165 | E: [Yvonne.estrada@svclnk.com](mailto:Yvonne.estrada@svclnk.com)

A: 3220 El Camino Real | Irvine, CA 92602 | [Svclnk.com](http://Svclnk.com)



---

**From:** Jennifer Bergh [<mailto:jbergh@ghidottlaw.com>]

**Sent:** Monday, June 25, 2018 2:44 PM

**To:** Ortega, Vangie <[Vangie.Ortega@svclnk.com](mailto:Vangie.Ortega@svclnk.com)>; Estrada, Yvonne <[Yvonne.Estrada@svclnk.com](mailto:Yvonne.Estrada@svclnk.com)>

**Cc:** Kristin Zilberstein <[kzilberstein@ghidottlaw.com](mailto:kzilberstein@ghidottlaw.com)>

**Subject:** FW: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LN9380. CONV. TS 17-0321-11. 17966 Valley Vista

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Hi Vangie and Yvonne,

Can you please tell us if this document was actually recorded as it says it was?

Thank you,

Jennifer R. Bergh, Esq.

600 E John Carpenter Fwy., Ste. 200

Irving, TX 75062

Tel: (949) 427-2010

Fax: (949) 427-2732

Email: [jbergh@ghidottlaw.com](mailto:jbergh@ghidottlaw.com)

[www.ghidottlaw.com](http://www.ghidottlaw.com)

# EXHIBIT “3”

## Jennifer Bergh

---

**From:** Estrada, Yvonne <Yvonne.Estrada@svclnk.com>  
**Sent:** Tuesday, July 03, 2018 3:37 PM  
**To:** Jennifer Bergh  
**Cc:** Kristin Zilberstein  
**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010)  
Kirakosian, Larisa. LNX9380. CONV. TS 17-0321-11. 17966 Valley Vista  
**Attachments:** FAX\_20180622\_1529705998\_166.pdf

Hi Jennifer, that Deed of Trust and assignment of rents document is not of record and when I pull the instrument number in LA county, that's not the document that comes up.

*Thank you,*

Yvonne Estrada

*Title Assistant, TSG Department*

**O:** 714.508.3496 | **M:** 800.323.0165 | **E:** [Yvonne.estrada@svclnk.com](mailto:Yvonne.estrada@svclnk.com)

**A:** 3220 El Camino Real | Irvine, CA 92602 | [Svclnk.com](http://Svclnk.com)



---

**From:** Jennifer Bergh [mailto:[jbergh@ghidottilaw.com](mailto:jbergh@ghidottilaw.com)]  
**Sent:** Tuesday, July 03, 2018 1:22 PM  
**To:** Estrada, Yvonne <Yvonne.Estrada@svclnk.com>; Ortega, Vangie <Vangie.Ortega@svclnk.com>  
**Cc:** Kristin Zilberstein <[kzilberstein@ghidottilaw.com](mailto:kzilberstein@ghidottilaw.com)>  
**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNX9380. CONV. TS 17-0321-11. 17966 Valley Vista

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Great, is there a different document that is recorded as that number? Or just no document recorded by that number?

Thank you,

Jennifer R. Bergh, Esq.  
600 E John Carpenter Fwy., Ste. 200  
Irving, TX 75062  
Tel: (949) 427-2010  
Fax: (949) 427-2732  
Email: [jbergh@ghidottilaw.com](mailto:jbergh@ghidottilaw.com)  
[www.ghidottilaw.com](http://www.ghidottilaw.com)



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(Member State Bars of CA, NV, and TX)

---

**From:** Estrada, Yvonne [<mailto:Yvonne.Estrada@svclnk.com>]

**Sent:** Tuesday, July 03, 2018 3:17 PM

**To:** Jennifer Bergh <[jbergh@ghidottilaw.com](mailto:jbergh@ghidottilaw.com)>; Ortega, Vangie <[Vangie.Ortega@svclnk.com](mailto:Vangie.Ortega@svclnk.com)>

**Cc:** Kristin Zilberstein <[kzilberstein@ghidottilaw.com](mailto:kzilberstein@ghidottilaw.com)>

**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNX9380. CONV. TS 17-0321-11. 17966 Valley Vista

Hi Jennifer, it's not showing of record as of plant date 6/21/18.

*Thank you,*

Yvonne Estrada

*Title Assistant, TSG Department*

**O:** 714.508.3496 | **M:** 800.323.0165 | **E:** [Yvonne.estrada@svclnk.com](mailto:Yvonne.estrada@svclnk.com)

**A:** 3220 El Camino Real | Irvine, CA 92602 | [Svclnk.com](http://Svclnk.com)



---

**From:** Jennifer Bergh [<mailto:jbergh@ghidottilaw.com>]

**Sent:** Tuesday, July 03, 2018 11:56 AM

**To:** Estrada, Yvonne <[Yvonne.Estrada@svclnk.com](mailto:Yvonne.Estrada@svclnk.com)>; Ortega, Vangie <[Vangie.Ortega@svclnk.com](mailto:Vangie.Ortega@svclnk.com)>

**Cc:** Kristin Zilberstein <[kzilberstein@ghidottilaw.com](mailto:kzilberstein@ghidottilaw.com)>

**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNX9380. CONV. TS 17-0321-11. 17966 Valley Vista

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Hi Yvonne,

Do you have an update?

Thank you,

Jennifer R. Bergh, Esq.

600 E John Carpenter Fwy., Ste. 200

Irving, TX 75062

Tel: (949) 427-2010

Fax: (949) 427-2732

Email: [jbergh@ghidottilaw.com](mailto:jbergh@ghidottilaw.com)

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(Member State Bars of CA, NV, and TX)

---

**From:** Jennifer Bergh

**Sent:** Monday, July 02, 2018 1:57 PM

**To:** 'Estrada, Yvonne' <[Yvonne.Estrada@svclnk.com](mailto:Yvonne.Estrada@svclnk.com)>; 'Ortega, Vangie' <[Vangie.Ortega@svclnk.com](mailto:Vangie.Ortega@svclnk.com)>

**Cc:** Kristin Zilberstein <[kzilberstein@ghidottilaw.com](mailto:kzilberstein@ghidottilaw.com)>

**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNX9380. CONV. TS 17-0321-11. 17966 Valley Vista

Hi Yvonne,

Anything today?

Thank you,

Jennifer R. Bergh, Esq.  
600 E John Carpenter Fwy., Ste. 200  
Irving, TX 75062  
Tel: (949) 427-2010  
Fax: (949) 427-2732  
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**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNX9380. CONV. TS 17-0321-11. 17966 Valley Vista

Hi Yvonne,

Is this information available in the public records yet?

Thank you,

Jennifer R. Bergh, Esq.  
600 E John Carpenter Fwy., Ste. 200  
Irving, TX 75062  
Tel: (949) 427-2010  
Fax: (949) 427-2732  
Email: [jbergh@ghidottilaw.com](mailto:jbergh@ghidottilaw.com)  
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**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNX9380. CONV. TS 17-0321-11. 17966 Valley Vista

Ok thank you! please do!

Jennifer R. Bergh, Esq.  
600 E John Carpenter Fwy., Ste. 200  
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Tel: (949) 427-2010  
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**Cc:** Kristin Zilberstein <[kzilberstein@ghidottilaw.com](mailto:kzilberstein@ghidottilaw.com)>  
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Hi, I can try again at the end of the week.

*Thank you,*

Yvonne Estrada  
Title Assistant, TSG Department  
O: 714.508.3496 | M: 800.323.0165 | E: [Yvonne.estrada@svclnk.com](mailto:Yvonne.estrada@svclnk.com)  
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**Cc:** Kristin Zilberstein <[kzilberstein@ghidottilaw.com](mailto:kzilberstein@ghidottilaw.com)>  
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Thank you,

Jennifer R. Bergh, Esq.  
600 E John Carpenter Fwy., Ste. 200  
Irving, TX 75062  
Tel: (949) 427-2010  
Fax: (949) 427-2732  
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(Member State Bars of CA, NV, and TX)

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**From:** Estrada, Yvonne [<mailto:Yvonne.Estrada@svclnk.com>]

**Sent:** Tuesday, June 26, 2018 10:25 AM

**To:** Jennifer Bergh <[jbergh@ghidottilaw.com](mailto:jbergh@ghidottilaw.com)>; Ortega, Vangie <[Vangie.Ortega@svclnk.com](mailto:Vangie.Ortega@svclnk.com)>

**Cc:** Kristin Zilberstein <[kzilberstein@ghidottilaw.com](mailto:kzilberstein@ghidottilaw.com)>

**Subject:** RE: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNX9380. CONV. TS 17-0321-11. 17966 Valley Vista

Good morning Jennifer,

The plant date for LA county is 6/14/18 and document was filed 6/20/18.

Because the plant date is at 6/14/18, the document didn't show of record, if it was recorded.

*Thank you,*

Yvonne Estrada

*Title Assistant, TSG Department*

**O:** 714.508.3496 | **M:** 800.323.0165 | **E:** [Yvonne.estrada@svclnk.com](mailto:Yvonne.estrada@svclnk.com)

**A:** 3220 El Camino Real | Irvine, CA 92602 | [Svclnk.com](http://Svclnk.com)



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**From:** Jennifer Bergh [<mailto:jbergh@ghidottilaw.com>]

**Sent:** Monday, June 25, 2018 2:44 PM

**To:** Ortega, Vangie <[Vangie.Ortega@svclnk.com](mailto:Vangie.Ortega@svclnk.com)>; Estrada, Yvonne <[Yvonne.Estrada@svclnk.com](mailto:Yvonne.Estrada@svclnk.com)>

**Cc:** Kristin Zilberstein <[kzilberstein@ghidottilaw.com](mailto:kzilberstein@ghidottilaw.com)>

**Subject:** FW: Bankruptcy Review of Third Party Sale -Aran Investments Inc (6564-22010) Kirakosian, Larisa. LNX9380. CONV. TS 17-0321-11. 17966 Valley Vista

**IMPORTANT NOTICE** - This message sourced from an external mail server outside of the Company.

Hi Vangie and Yvonne,

Can you please tell us if this document was actually recorded as it says it was?

Thank you,

Jennifer R. Bergh, Esq.

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## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
1920 Old Tustin Ave.  
Santa Ana, CA 92705

A true and correct copy of the foregoing document entitled (*specify*): \_\_\_\_\_

DECLARATION OF JENNIFER R.BERGH IN SUPPORT OF RELIEFFROM THE AUTOMATIC STAY;OR FOR ORDER CONFIRMING THAT THE  
AUTOMATIC STAYDOES NOT APPLY

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 07/05/2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Debtor Counsel: Pro Se  
Trustee: Elizabeth (SV) F Rojas (TR) cacb\_ecf\_sv@ch13wla.com  
US Trustee: United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) 07/05/2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Larissa Kirakosian 17966 Valley Vista Encino, CA 91316 (US Mail)  
Judge: Honorable Martin R Barash 21041 Burbank Boulevard, Suite 342 Woodland Hills, CA 91367 (US Mail)

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

07/05/2018  
Date

Krystle Miller  
Printed Name

/s/ Krystle Miller  
Signature